

This Instrument was prepared without benefit of title.

This instrument was prepared by:

Frank Steele Jones

Regency Title & Closing, LLC

500 Southland Drive, Suite 230

Birmingham, Alabama 35226

20210701000321290

07/01/2021 04:02:28 PM

QCDEED 1/2

QUITCLAIM DEED

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of **Ten Dollars and No/100 (\$10.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Molly B. Jones, a(n) married/unmarried woman** (herein referred to as the Grantors, whether one or more), hereby remise, release, quit claim, grant, sell, and convey unto **Shannon Brasher Burrell** (herein referred to as the "Grantee", whether one or more), all their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 4, 5, and 6, Block 2, according to the Map and Survey of Legion Heights, as recorded in Map Book 3, page 70 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of **June, 2021**.

Molly B. Jones

Molly B. Jones

(Seal)

STATE OF ALABAMA)

)

General Acknowledgment

Shelby

COUNTY)

I, April Renee Smith

, a Notary Public in and for said County, in said State, hereby certify that **Molly B. Jones**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this 19th day of **June, 2021**.

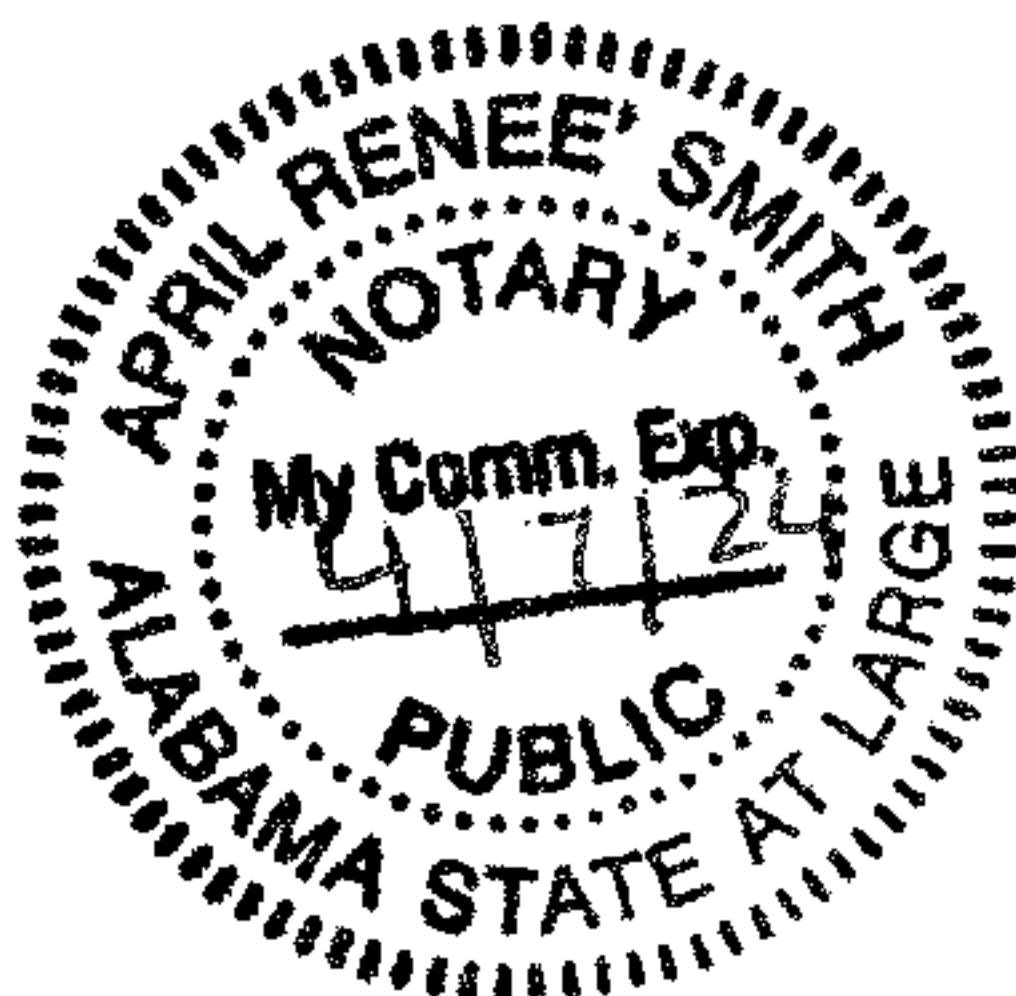
April Renee Smith

Notary Public

My Commission Expires:

4/7/2024

File No.: 2021167



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Molly B. Jones
 Mailing Address 500 Southland Drive
Suite 230
Hoover, AL 35226

Grantee's Name Shannon Brasher Burrell
 Mailing Address 50179 Highway 25
Sterrett, AL 35147

Property Address 120 Walker Street
Sterrett, AL 35147

Date of Sale 6/28/2021
 Total Purchase Price \$ 80,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

***Deed is being recorded for the purpose of clearing title and
 for no other reason.

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/1/2021

Print Liz Buckingham

Unattested

Sign

Liz Buckingham
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2021 04:02:28 PM
 \$26.00 CHERRY
 20210701000321290

Allen S. Bayl

Form RT-1